

## Central Area Townhouses Points of Demonstration

### Project Location

1141 through 108 22nd Ave. (just North of Yesler). Three L-3 lots measuring 10,800 S.F. in the Central Area of Seattle. The site is an old basketball court, which is being sold by CAYA (Central Area Youth Association). Proposed new construction of 15 units of housing.

## Housing Statement and Intent to Build

The Developer intends to use this site for a townhouse project, which will include 10 2-bedroom homes, and 5 carriage houses above a garage. The aim of the Developer is to cluster all the units around a common courtyard and thus create a sense of community.

The 15 homes will consist of:

- 10 2-bedroom units of approx. 840 S.F. each. Duplex/Townhouse design with 10 related parking spaces.
- 5 Carriage houses (see definition below) 340 S.F. each with no related parking spaces.

Our targeted population is the single person eager to purchase a small home at an affordable price. Income levels projected for tenants are from 60% to 80% of median with maximum incomes to be no more than 115% of median.

## Affordability Features

A key feature is the addition of small carriage houses. These are studio units which have their own bathroom and kitchen, and also have elements normally found only in single family homes i.e. private outdoor spaces, front door access off communal open/garden space, and window exposure on at least two sides. For these 5 carriage houses the Developer will provide no parking spaces. This will help to bring down the unit cost through reduced construction cost for parking, and also through the reduction of per unit land cost. Without this parking accommodation, these 5 affordable housing units could not be built. The site is adjacent to 2 bus lines and it is projected that most owners will commute using either mass transit, bike, or walk. Finally, through value engineering, additional cost savings will be realized. The Developer is also Architect, and Builder, thus efficiencies in fees and overhead costs are also realized.

## Cracking the Code

### "They Said it Couldn't Be Done"

Besides the basic design departures needed to permit this project (like setbacks, lot coverage, and open space), our project is proposing building small 340 S.F. homes with no parking provided. Also, the density limit for this site would allow only 13 units. We are proposing 15 units including 5 carriage houses. We have discussed our proposal with various neighbors and members of the Squire and Judkins Park Community Council who have said they generally support our proposal. The second zoning issue challenged by this project is the creation of a new building type — the "Single Person Home." Under current zoning regulations, any residential unit regardless of its size requires a minimum of one parking space per unit.

What the Developer is proposing, is that the 5 carriage houses, each measuring only 340 S.F., will feel like little houses, have their own kitchens and baths. At the same time we propose that these homes have no parking space provided — thus saving the cost of providing 5 additional parking spaces which would not be used. The savings in construction cost will be passed on to the buyers.

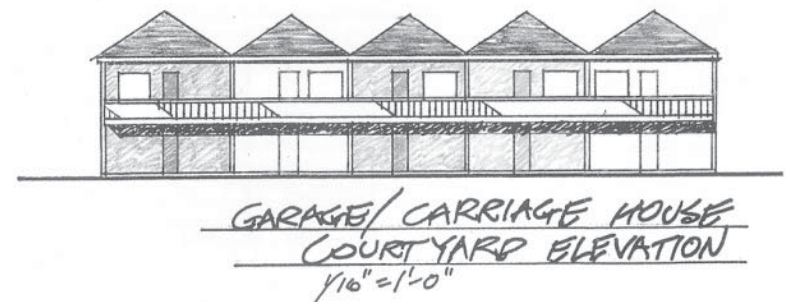
## Neighborhood Acceptability/ Consistency with Neighborhood Plan

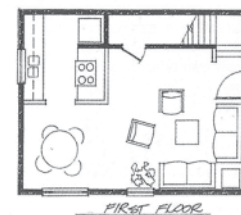
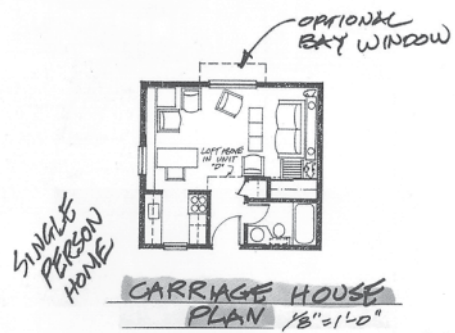
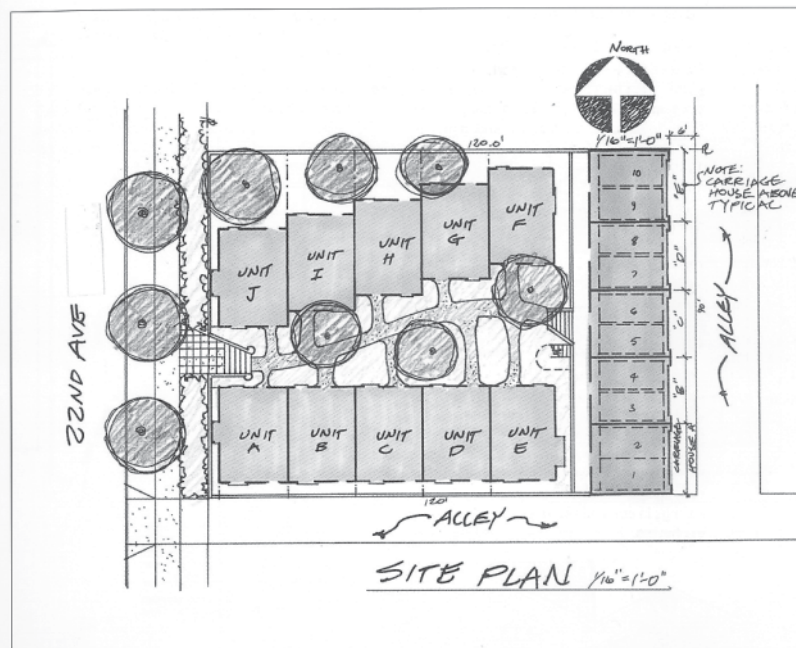
A member of the Judkins Park Community Council is our Neighborhood Representative. We have met with the numerous members of the Judkins Park Community Council as well as discussing our proposal with the Director of CAYA.

### Parking Analysis

#### Residential Parking

• 10 - 2 Bedroom townhouses	
• @ 1/unit	10
• 5 - Carriage Houses	
• @ 1/unit	5
• Subtotal Residential spaces	15 Spaces
• Less 30% Reduction for shared use (Retail/Resid.)	(5)
• Total Required Residential Parking	10 Spaces
• Total Required Parking	10 Spaces
• Total Provided Parking	10 Spaces





TOWNHOUSE PLAN  $\frac{1}{8}'' = 1'-0''$

## Central Area Townhouses

### Concept Design:

Maggie Aspland, Owner's Rep.  
Seattle, WA

Robert Foley, Landscape Design/Civil  
Engineering  
Seattle, WA

Marty Liebowitz, Architect  
Seattle, WA

Kathleen Roark, Designer  
Seattle, WA

### Owners:

Madrone Enterprises, Inc.  
d.b.a. The Madrone Company

### Neighborhood Representative:

Bill Zosel — Judkins Park

